

**Beaver County
Planning & Zoning Commission
June 19, 2018
7:00p.m.**

Minutes

Attendance: Darrel Davis- Chairman, Walter Schofield, Kolby Blackner, Don Noyes, Jared Gillins representing the Zoning Department, Leo Kanell as Attorney and Kyle Blackner as Zoning Administrator. Mike Riley, Steve Kinross and Drew Coombs were not in attendance.

Visitors: Sandra Edwards, Bryan Harris and Scott Albrecht.

Called to Order at 7:03 p.m.

MINUTES:

Minutes from the May 8, 2018 meeting were reviewed. After some discussion/clarification on recommended setbacks, Don Noyes made a motion to approve the minutes. Kolby Blackner seconded the motion. Walter Schofield voted for, thus the motion passed unanimously.

REZONEMENT:

Kolby Blackner made the motion to open the meeting to a public hearing. Walter Schofield seconded the motion. Don Noyes voted for, thus the motion passed unanimously. Sandra Edwards came before the board seeking a rezonement from A-20 to RE-5 or A-5 in Sec. 26, T29S, R8W for the purpose of building a single family dwelling on a portion of their property, while continuing to graze cattle on the remainder. Kolby Blackner felt that the A-5 would better preserve the integrity of the zone. Mr. Blackner felt that the RE-5 was more appropriate for the residential purposes. All members agreed that either zone would allow her to accomplish her goal. Bryan Harris suggested that the RE-5 would be a better choice, as it would not require a conditional use permit to build. Kolby Blackner made a motion to close the public hearing. Don Noyes seconded the motion. Walter Schofield voted for, thus the motion passed unanimously.

Don Noyes made a motion to recommend the County Commission approve the zone change from A-20 to A-5. Kolby Blackner seconded the motion. Walter Schofield voted for, thus the motion passed unanimously.

WORK MEETING:

Longroad Energy representative, Bryan Harris, came before the board to update members about the continuing progress on the previously approved, Conditional Use Permit 2015-01 Milford Solar, LLC. They have completed the interconnection process with PacifiCorp, negotiated additional easements, and advanced the engineering and design of the project. They are currently working on a power purchase agreement and anticipate the construction phase beginning in 2019, between their existing solar sites. Mr. Harris is asking for a letter from the Zoning Administrator to assure both lenders and owners that the Conditional Use Permit is still valid and we will support the on-going project. Kolby Blackner made a motion that Mr. Blackner send a letter stating that this CUP remains in full force and effect. Don Noyes seconded the motion. Walter Schofield voted for, thus the motion passed unanimously.

Board members then took time to review ordinance 10-4-4: Amending Subdivision Plat. Over the past few months, we have had several property owners' inquiring about combining their two mountain lots into one. This would increase the size of the building lot, allow for larger setbacks and minimize density of dwellings. Our current code requires several time consuming steps to complete this process. Because additional lots are not being created and other lots & landowners are not adversely affected, Mr. Blackner is proposing that we simplify this process. The board reviewed the Iron County ordinance for comparison. Kolby Blackner inquired if it would be a detriment to other property owners' within the subdivision. Walter Schofield was concerned that a property owner would then be allowed to build to such a size that could hinder the neighbor's view. Mr. Blackner stated that it was most likely the opposite; a larger lot would allow for a wider dwelling, while a smaller lot would require the vertical elevation. The only negative impact the board could identify was the current placement of utilities and easements. This would have some impact on when combining lots would be to the property owners' benefit or detriment. After the discussion, Mr. Blackner asked board members to consider amending the ordinance. Kolby Blackner stated that he was all for stream-lining and simplifying the process, as they have done in other matters, and made a recommendation that we add to the August agenda a public hearing to amend ordinance 10-4-4:Amending Subdivision Plat. Walter Scofield seconded the motion. Don Noyes voted for, thus the motion passed unanimously.

Don Noyes made a motion to adjourn. Walter Schofield seconded the motion. Kolby Blackner voted for, thus the motion passed unanimously.

The meeting was concluded at 8:14p.m.

Minutes approved on _____.

Darrel Davis - Chairman